HOUSING MARKET INFORMATION

HOUSING NOW
Calgary CMA

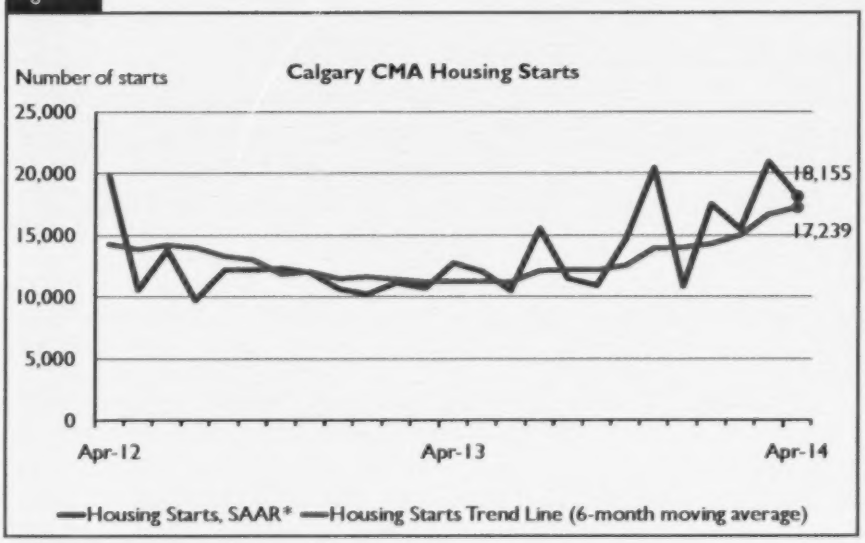
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2014

Highlights

- Total housing starts trended higher in April from March 2014
- Single-detached average absorbed price up modestly from previous year
- Multi-family starts reported strong gains, particularly for apartments

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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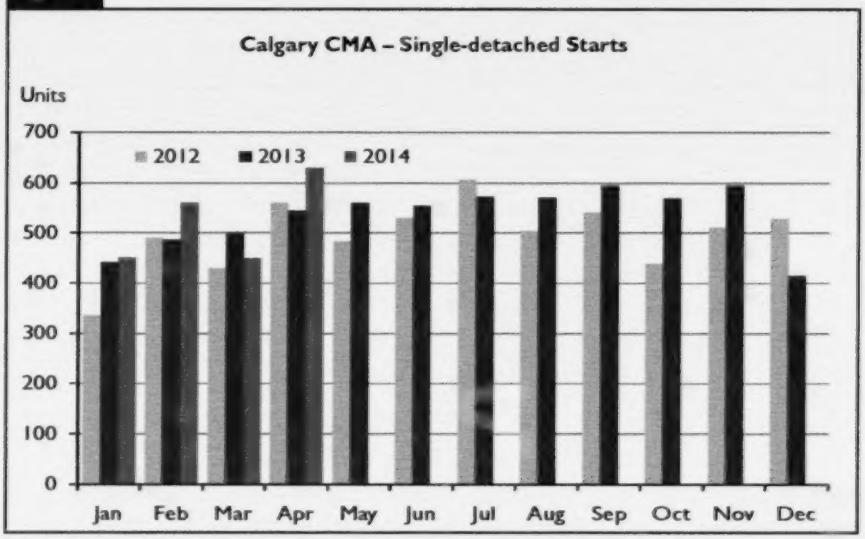
Housing Market Overview

Total housing starts in the Calgary Census Metropolitan Area (CMA) were trending at 17,239 units in April compared to 16,662 in March. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. Elevated multi-family production in recent months contributed to the continued upward trend in housing starts in April.

Actual housing starts in the Calgary CMA totalled 1,592 units in April 2014, up 49 per cent from 1,067 in April 2013. Both single-detached and multi-family starts recorded gains year-over-year. The rise in multi-family starts was most pronounced, with apartment construction being the largest contributor to the gain. To the end of April, housing starts for 2014 totalled 5,857 units, which represent a 64 per cent increase compared to the same period in 2013. As was the case in April, multi-family starts reported the largest gain after four months.

Single-detached starts in the Calgary CMA reported a 16 per cent gain year-over-year with 630 units breaking ground in April 2014. Between January and April 2014, single-detached starts were up six per cent compared to the same period last year, reaching 2,090 units. Net migration and employment growth have contributed to the rising demand for housing, resulting in higher new home construction and a subsequent uptick in supply levels.

Figure 2



Source: CMHC

With 415 complete and unabsorbed units in April 2014, single-detached inventories were five per cent higher than the 394 units recorded in the previous year. Even though inventories were higher, included in this count were 293 show homes which were up two per cent year-over-year. There were 503 absorptions recorded in April 2014, a 13 per cent increase from 447 in April 2013. Similarly, completions were higher year-over-year from 433 units in April 2013 to 494 in April 2014. With more units absorbed than completed, inventories declined month-over-month in April. The month-over-month reduction was attributed to a lower number of spec units in inventory, as show homes from March to April increased in preparation for the spring selling season.

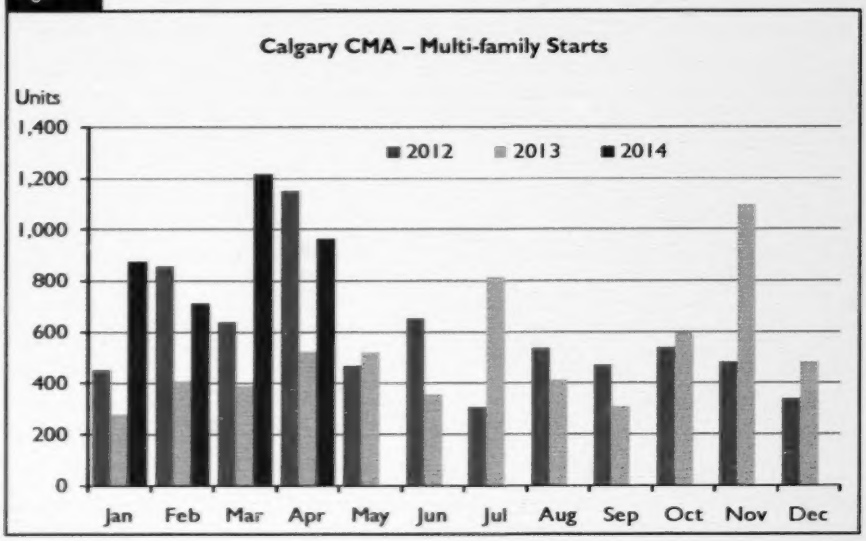
The average absorbed price for a single-detached unit was marginally higher in April 2014 at $613,563 compared to $609,501 in the previous year. The average absorbed price increase was attributed to fewer units absorbed in the lower price ranges. In April 2014, the share of absorptions for units below $450,000 declined from 35 per cent in April 2013 to 31 per cent this year.

In April 2014, there were 962 multi-family starts, which include semi-detached units, rows, and apartments, representing an 84 per cent increase year-over-year. In an environment of low rental vacancies and mortgage rates, the demand for multi-family units remains elevated. Considering elevated migration and declining inventories, builders have been

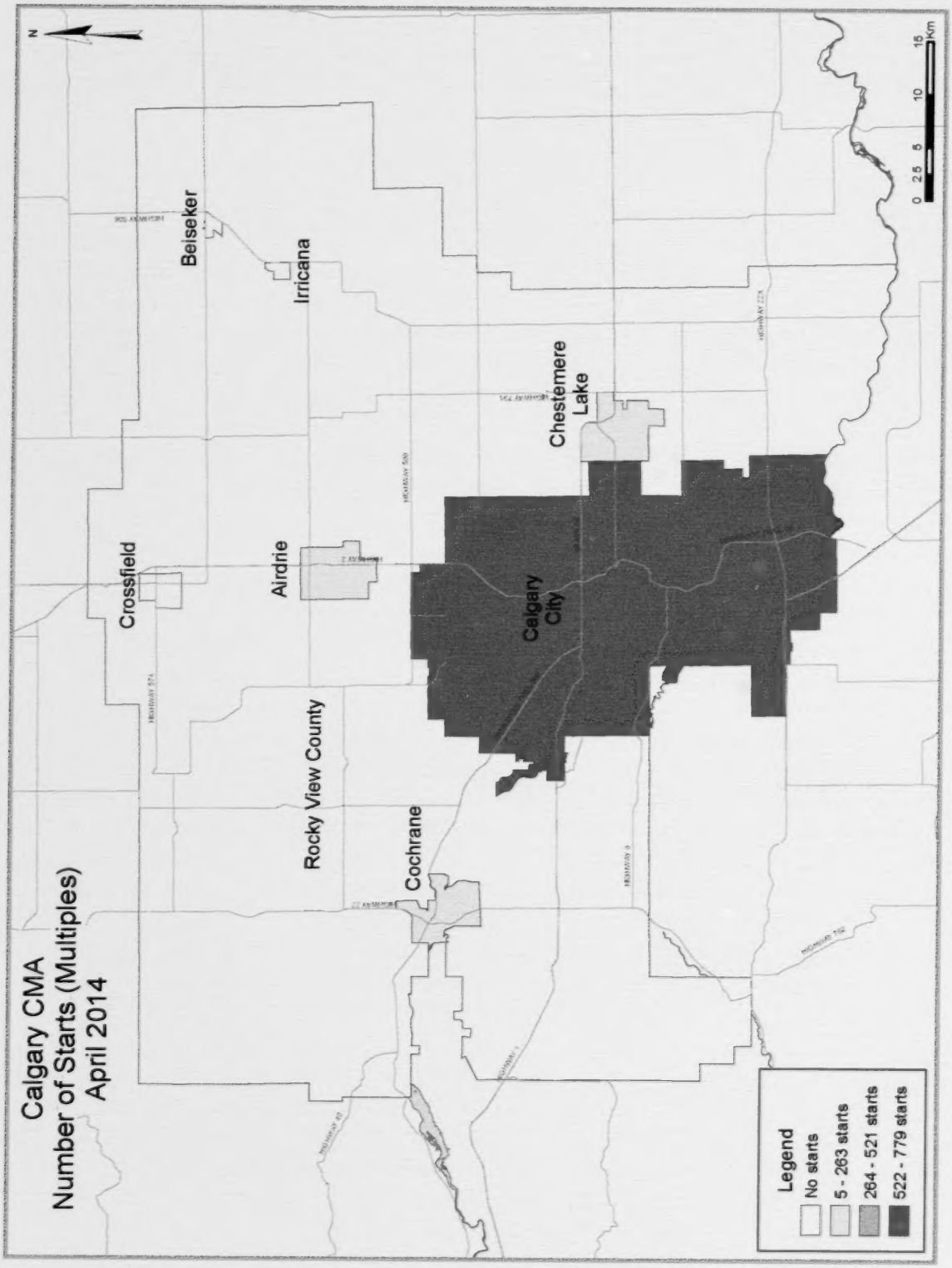
ramping up new construction to meet demand. Apartments accounted for the largest proportion of multi-family starts in April 2014 at 597 units, up from 163 in April 2013. To the end of April 2014, multi-family starts totalled 3,767 units, more than double the 1,600 units started in the same period a year prior.

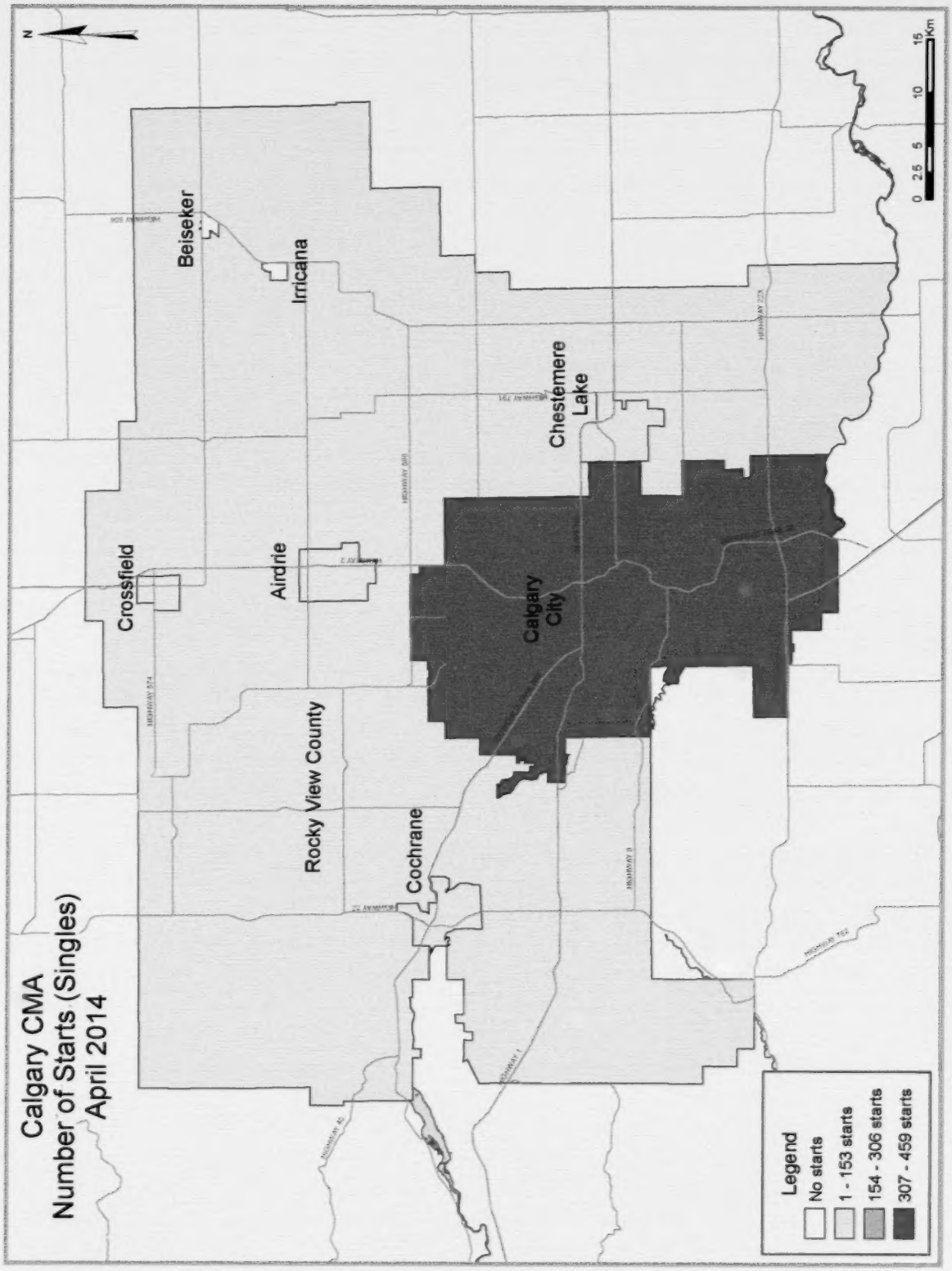
Multi-family inventory for ownership tenure amounted to 82 units in April, an 82 per cent reduction year-over-year. Month-over-month, inventory in April was unchanged from March 2014 and remained at the lowest level since September 2006. Ownership inventory in April was comprised of 51 semi-detached units, 16 rows, and only 15 apartments. The strong year-over-year increase for multi-family housing starts in the first four months of 2014 have contributed to an elevated number of units under construction. In April, there were 8,563 multi-family units under construction, 11 per cent higher than in April 2013 and the second highest total since 2008.

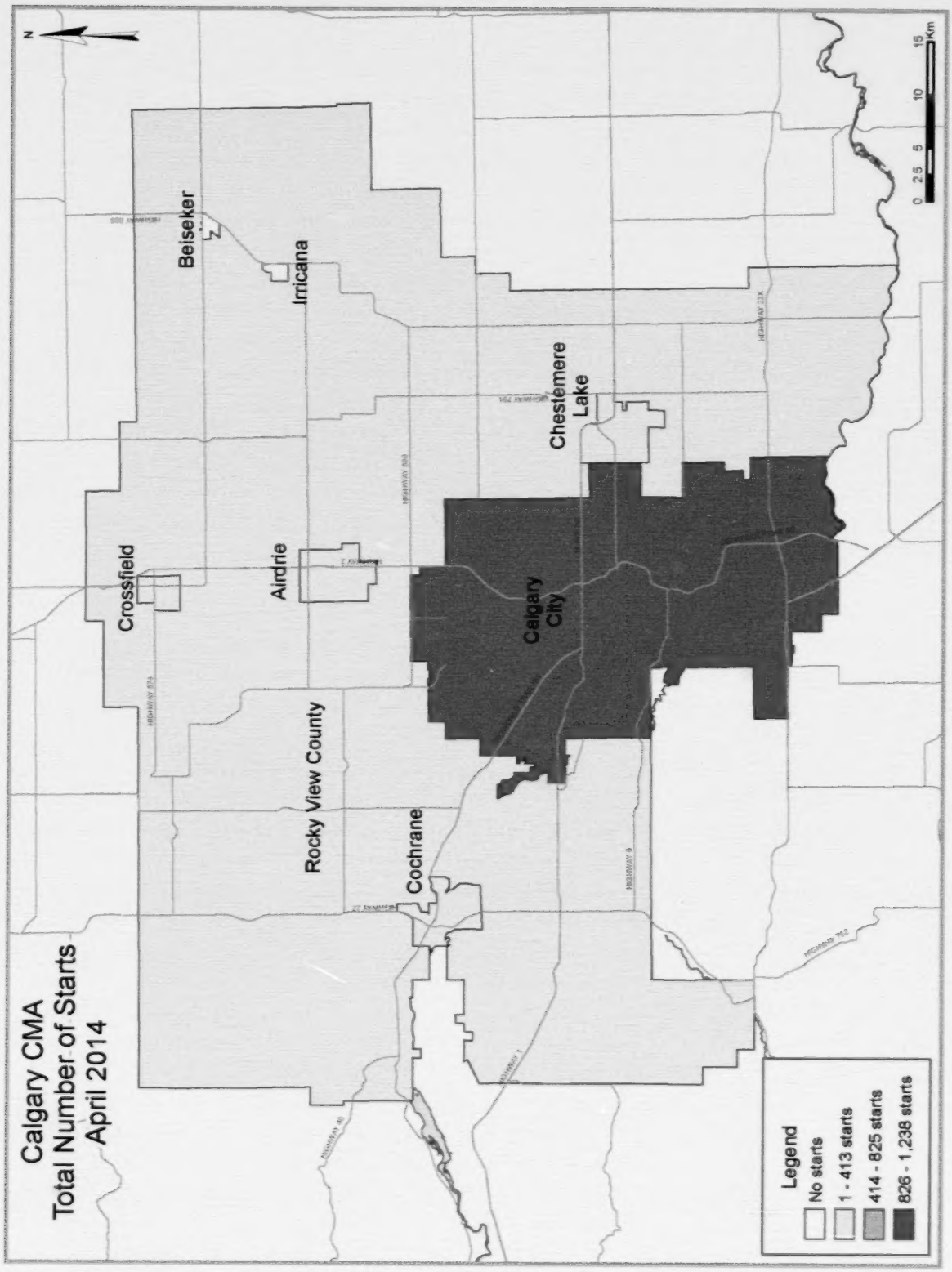
Figure 3

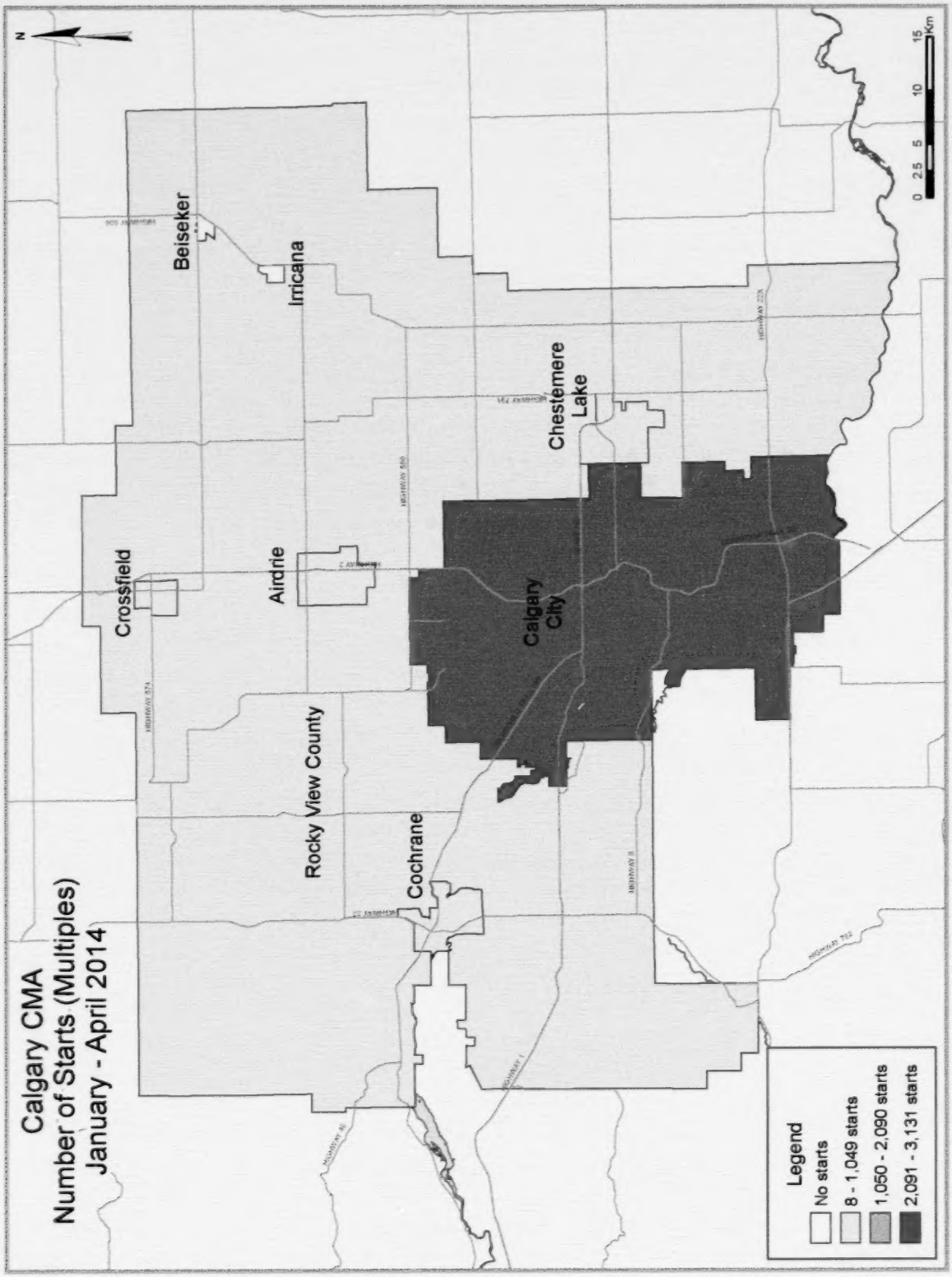


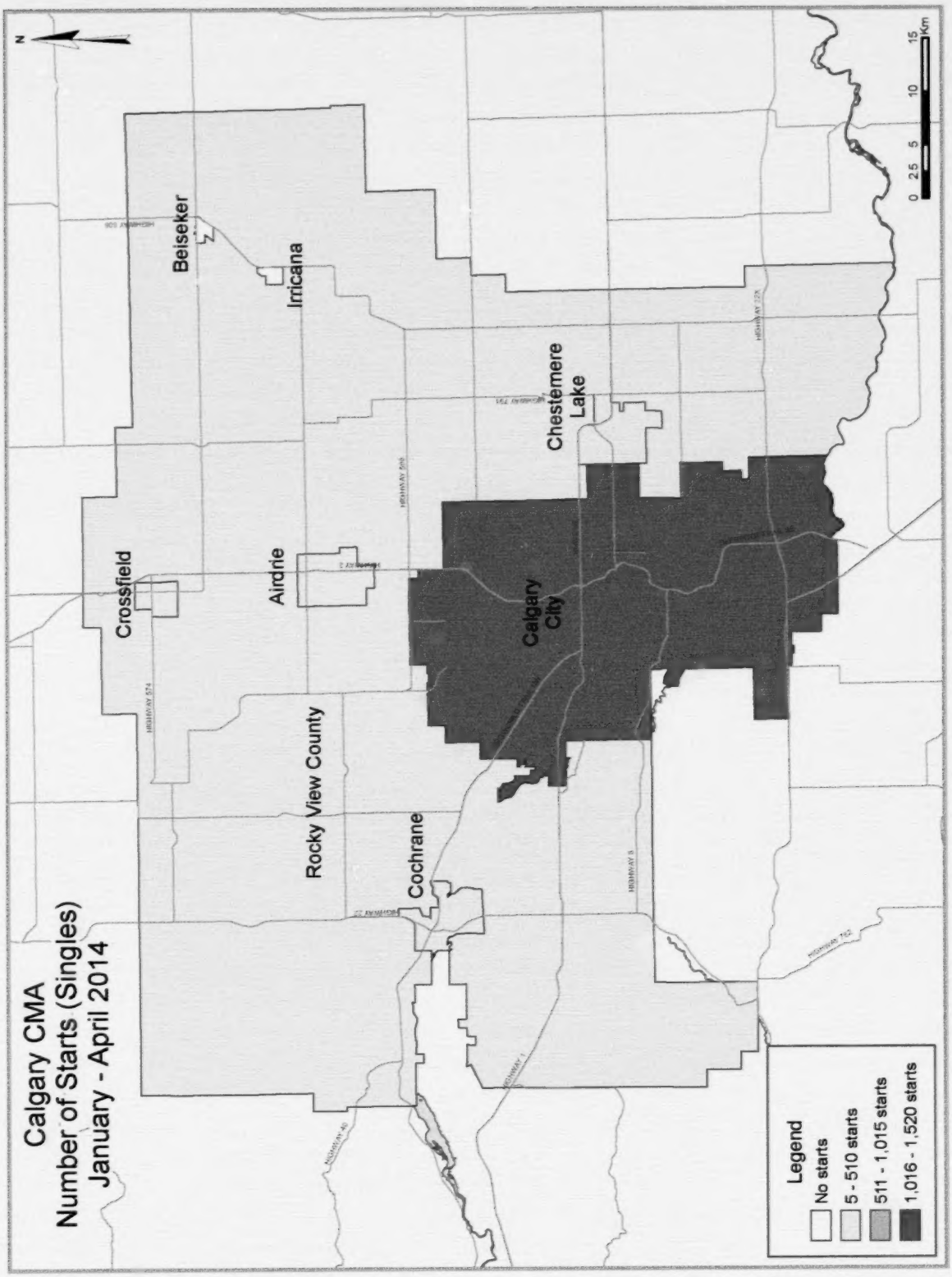
Source: CMHC

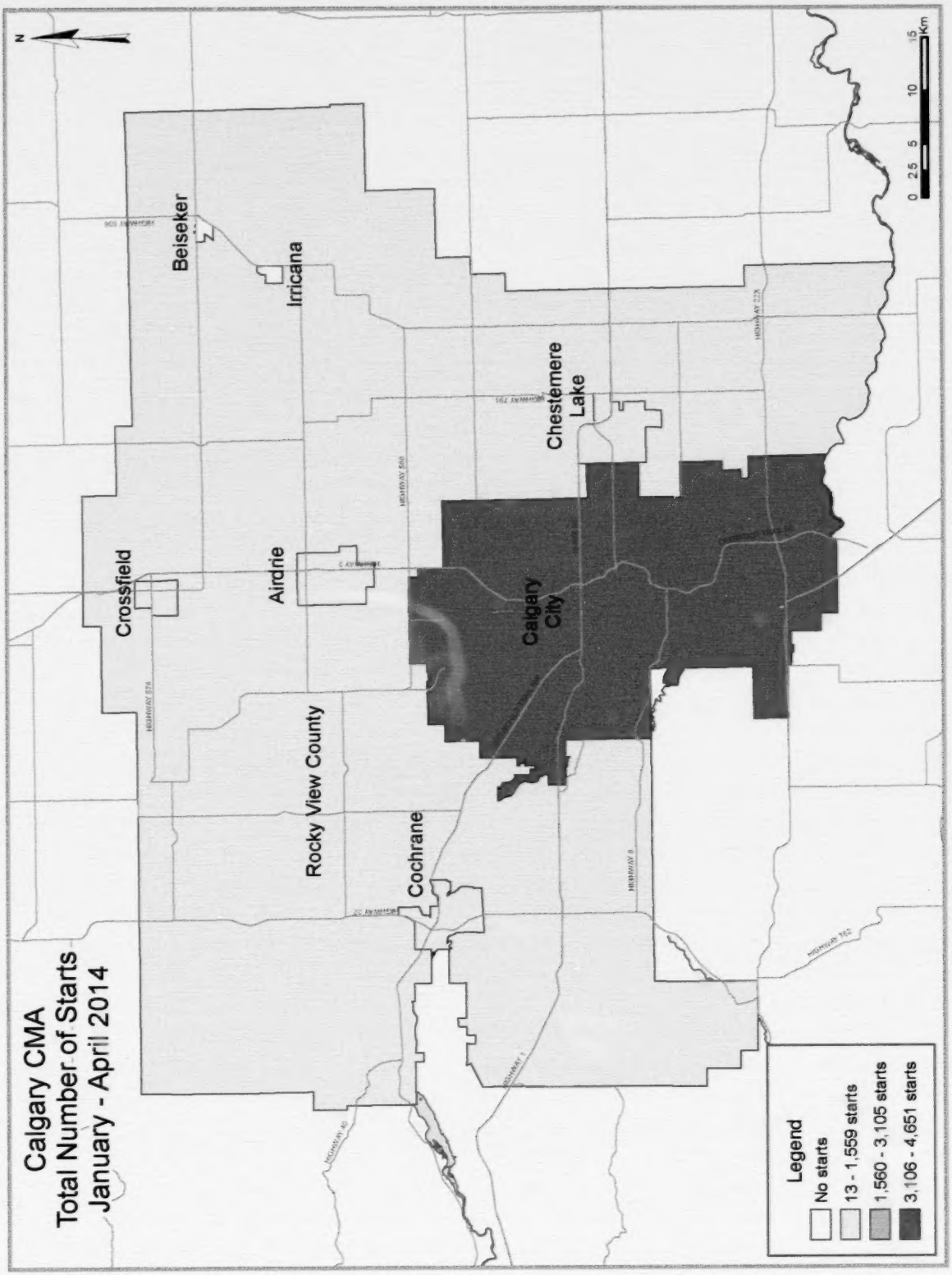

Calgary CMA
Number of Starts (Multiples)
April 2014
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
5 - 263 starts
264 - 521 starts
522 - 779 starts


Calgary CMA
Number of Starts (Singles)
April 2014
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 153 starts
154 - 306 starts
307 - 459 starts


Calgary CMA
Total Number of Starts
April 2014
N
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
1 - 413 starts
414 - 825 starts
826 - 1,238 starts


Calgary CMA
Number of Starts (Multiples)
January - April 2014
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
8 - 1,049 starts
1,050 - 2,090 starts
2,091 - 3,131 starts


Calgary CMA
Number of Starts (Singles)
January - April 2014
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
5 - 510 starts
511 - 1,015 starts
1,016 - 1,520 starts
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
January - April 2014
N
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
13 - 1,559 starts
1,560 - 3,105 starts
3,106 - 4,651 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2014		
Calgary CMA[1]	March 2014	April 2014
Trend[2]	16,662	17,239
SAAR	20,964	18,155
	April 2013	April 2014
Actual		
April - Single-Detached	545	630
April - Multiples	522	962
April - Total	1,067	1,592
January to April - Single-Detached	1,972	2,090
January to April - Multiples	1,600	3,767
January to April - Total	3,572	5,857

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2014	630	132	6	0	227	597	0	0	1,592
April 2013	545	134	4	0	221	159	0	4	1,067
% Change	15.6	-1.5	50.0	n/a	2.7	**	n/a	-100.0	49.2
Year-to-date 2014	2,090	480	18	0	733	2,386	0	150	5,857
Year-to-date 2013	1,960	462	7	12	589	538	0	4	3,572
% Change	6.6	3.9	157.1	-100.0	24.4	**	n/a	**	64.0
UNDER CONSTRUCTION									
April 2014	3,754	1,034	36	0	1,770	5,249	0	474	12,317
April 2013	3,589	1,018	7	12	1,420	4,418	0	862	11,326
% Change	4.6	1.6	**	-100.0	24.6	18.8	n/a	-45.0	8.7
COMPLETIONS									
April 2014	494	120	0	0	139	900	0	110	1,763
April 2013	433	50	4	0	178	196	0	77	938
% Change	14.1	140.0	-100.0	n/a	-21.9	**	n/a	42.9	88.0
Year-to-date 2014	1,910	420	0	0	573	2,013	0	629	5,545
Year-to-date 2013	1,654	244	14	0	590	548	0	117	3,167
% Change	15.5	72.1	-100.0	n/a	-2.9	**	n/a	**	75.1
COMPLETED & NOT ABSORBED									
April 2014	415	47	2	0	18	15	n/a	n/a	497
April 2013	394	52	8	0	52	336	n/a	n/a	842
% Change	5.3	-9.6	-75.0	n/a	-65.4	-95.5	n/a	n/a	-41.0
ABSORBED									
April 2014	503	120	0	0	136	903	n/a	n/a	1,662
April 2013	447	61	0	0	213	207	n/a	n/a	928
% Change	12.5	96.7	n/a	n/a	-36.2	**	n/a	n/a	73.1
Year-to-date 2014	1,900	426	0	0	582	2,026	n/a	n/a	4,934
Year-to-date 2013	1,706	280	12	0	614	418	n/a	n/a	3,030
% Change	11.4	52.1	-100.0	n/a	-5.2	**	n/a	n/a	62.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
April 2014	459	116	0	0	210	453	0	0	1,238
April 2013	428	108	0	0	205	159	0	4	904
Airdrie									
April 2014	60	4	6	0	0	144	0	0	214
April 2013	55	8	0	0	4	0	0	0	67
Beiseker									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2014	38	0	0	0	5	0	0	0	43
April 2013	20	14	0	0	12	0	0	0	46
Cochrane									
April 2014	61	12	0	0	12	0	0	0	85
April 2013	29	4	4	0	0	0	0	0	37
Crossfield									
April 2014	1	0	0	0	0	0	0	0	1
April 2013	0	0	0	0	0	0	0	0	0
Irricana									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2014	11	0	0	0	0	0	0	0	11
April 2013	13	0	0	0	0	0	0	0	13
Calgary CMA									
April 2014	630	132	6	0	227	597	0	0	1,592
April 2013	545	134	4	0	221	159	0	4	1,067

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
April 2014	2,688	854	18	0	1,377	4,789	0	282	10,008
April 2013	2,649	838	0	12	1,098	3,840	0	862	9,299
Airdrie									
April 2014	464	62	6	0	194	456	0	192	1,374
April 2013	432	102	0	0	169	317	0	0	1,020
Beiseker									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2014	234	38	6	0	68	0	0	0	346
April 2013	150	32	3	0	129	96	0	0	410
Cochrane									
April 2014	250	62	6	0	125	4	0	0	447
April 2013	196	38	4	0	24	165	0	0	427
Crossfield									
April 2014	11	2	0	0	6	0	0	0	19
April 2013	5	0	0	0	0	0	0	0	5
Irricana									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2014	107	16	0	0	0	0	0	0	123
April 2013	157	8	0	0	0	0	0	0	165
Calgary CMA									
April 2014	3,754	1,034	36	0	1,770	5,249	0	474	12,317
April 2013	3,589	1,018	7	12	1,420	4,418	0	862	11,326

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
April 2014	350	86	0	0	100	753	0	110	1,399
April 2013	335	34	0	0	168	182	0	77	796
Airdrie									
April 2014	81	18	0	0	20	147	0	0	266
April 2013	43	12	0	0	0	14	0	0	69
Beiseker									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2014	18	4	0	0	11	0	0	0	33
April 2013	5	2	0	0	10	0	0	0	17
Cochrane									
April 2014	29	10	0	0	8	0	0	0	47
April 2013	22	2	4	0	0	0	0	0	28
Crossfield									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Irricana									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2014	16	2	0	0	0	0	0	0	18
April 2013	28	0	0	0	0	0	0	0	28
Calgary CMA									
April 2014	494	120	0	0	139	900	0	110	1,763
April 2013	433	50	4	0	178	196	0	77	938

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
April 2014	329	35	0	0	10	14	n/a	n/a	388
April 2013	323	48	0	0	47	222	n/a	n/a	640
Airdrie									
April 2014	35	2	0	0	1	1	n/a	n/a	39
April 2013	36	4	0	0	3	114	n/a	n/a	157
Beiseker									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
April 2014	18	2	0	0	0	0	n/a	n/a	20
April 2013	5	0	0	0	2	0	n/a	n/a	7
Cochrane									
April 2014	30	8	2	0	3	0	n/a	n/a	43
April 2013	27	0	8	0	0	0	n/a	n/a	35
Crossfield									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Irricana									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
April 2014	3	0	0	0	4	0	n/a	n/a	7
April 2013	3	0	0	0	0	0	n/a	n/a	3
Calgary CMA									
April 2014	415	47	2	0	18	15	n/a	n/a	497
April 2013	394	52	8	0	52	336	n/a	n/a	842

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
April 2014	370	86	0	0	96	756	n/a	n/a	1,308
April 2013	348	45	0	0	203	193	n/a	n/a	789
Airdrie									
April 2014	70	18	0	0	20	147	n/a	n/a	255
April 2013	43	12	0	0	0	14	n/a	n/a	69
Beiseker									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
April 2014	18	4	0	0	12	0	n/a	n/a	34
April 2013	5	2	0	0	10	0	n/a	n/a	17
Cochrane									
April 2014	29	10	0	0	8	0	n/a	n/a	47
April 2013	23	2	0	0	0	0	n/a	n/a	25
Crossfield									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Irricana									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
April 2014	16	2	0	0	0	0	n/a	n/a	18
April 2013	28	0	0	0	0	0	n/a	n/a	28
Calgary CMA									
April 2014	503	120	0	0	136	903	n/a	n/a	1,662
April 2013	447	61	0	0	213	207	n/a	n/a	928

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046
% Change	20.2	21.9	-40.9	200.0	-11.9	51.9	n/a	**	24.7
2005	8,716	796	22	3	1,329	2,780	0	21	13,667
% Change	6.0	8.4	22.2	-70.0	21.1	-19.4	-100.0	-95.5	-2.4
2004	8,223	734	18	10	1,097	3,451	12	463	14,008

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Calgary City	459	428	116	112	210	201	453	163	1,238	904	36.9
Airdrie	60	55	4	8	6	4	144	0	214	67	**
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	38	20	0	14	5	12	0	0	43	46	-6.5
Cochrane	61	29	12	4	12	4	0	0	85	37	129.7
Crossfield	1	0	0	0	0	0	0	0	1	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	11	13	0	0	0	0	0	0	11	13	-15.4
Calgary CMA	630	545	132	138	233	221	597	163	1,592	1,067	49.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Calgary City	1,520	1,475	418	372	613	466	2,100	355	4,651	2,668	74.3
Airdrie	258	234	12	54	65	24	436	46	771	358	115.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	105	80	22	26	21	66	0	56	148	228	-35.1
Cochrane	146	116	22	22	38	24	0	85	206	247	-16.6
Crossfield	5	3	8	0	0	0	0	0	13	3	**
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	56	64	12	4	0	0	0	0	68	68	0.0
Calgary CMA	2,090	1,972	494	478	737	580	2,536	542	5,857	3,572	64.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Calgary City	210	201	0	0	453	159	0	4
Airdrie	6	4	0	0	144	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	5	12	0	0	0	0	0	0
Cochrane	12	4	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	233	221	0	0	597	159	0	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Calgary City	613	466	0	0	1,950	351	150	4
Airdrie	65	24	0	0	436	46	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	21	66	0	0	0	56	0	0
Cochrane	38	24	0	0	0	85	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	737	580	0	0	2,386	538	150	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Calgary City	575	536	663	364	0	4	1,238	904
Airdrie	70	63	144	4	0	0	214	67
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	38	34	5	12	0	0	43	46
Cochrane	73	37	12	0	0	0	85	37
Crossfield	1	0	0	0	0	0	1	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	11	13	0	0	0	0	11	13
Calgary CMA	768	683	824	380	0	4	1,592	1,067

Table 2.5: Starts by Submarket and by Intended Market January - April 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Calgary City	1,942	1,819	2,559	845	150	4	4,651	2,668
Airdrie	276	288	495	70	0	0	771	358
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	127	109	21	119	0	0	148	228
Cochrane	168	142	38	105	0	0	206	247
Crossfield	7	3	6	0	0	0	13	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	68	68	0	0	0	0	68	68
Calgary CMA	2,588	2,429	3,119	1,139	150	4	5,857	3,572

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Calgary City	350	335	86	36	100	166	863	259	1,399	796	75.8
Airdrie	81	43	18	12	20	0	147	14	266	69	**
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	18	5	4	2	11	10	0	0	33	17	94.1
Cochrane	29	22	10	2	8	4	0	0	47	28	67.9
Crossfield	0	0	0	0	0	0	0	0	0	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	16	28	2	0	0	0	0	0	18	28	-35.7
Calgary CMA	494	433	120	52	139	180	1,010	273	1,763	938	88.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Calgary City	1,466	1,273	326	188	471	527	2,495	490	4,758	2,478	92.0
Airdrie	200	204	46	48	50	20	147	163	443	435	1.8
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	39	17	4	2	11	47	0	12	54	78	-30.8
Cochrane	119	85	38	8	39	8	0	0	196	101	94.1
Crossfield	2	0	0	0	0	0	0	0	2	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	84	74	8	0	0	0	0	0	92	74	24.3
Calgary CMA	1,910	1,654	422	246	571	602	2,642	665	5,545	3,167	75.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Calgary City	100	166	0	0	753	182	110	77
Airdrie	20	0	0	0	147	14	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	10	0	0	0	0	0	0
Cochrane	8	4	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	139	180	0	0	900	196	110	77

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Calgary City	471	527	0	0	1,866	373	629	117
Airdrie	50	20	0	0	147	163	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	47	0	0	0	12	0	0
Cochrane	39	8	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	571	602	0	0	2,013	548	629	117

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Calgary City	436	369	853	350	110	77	1,399	796
Airdrie	99	55	167	14	0	0	266	69
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	22	7	11	10	0	0	33	17
Cochrane	39	28	8	0	0	0	47	28
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	18	28	0	0	0	0	18	28
Calgary CMA	614	487	1,039	374	110	77	1,763	938

Table 3.5: Completions by Submarket and by Intended Market
January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Calgary City	1,792	1,469	2,337	892	629	117	4,758	2,478
Airdrie	244	252	199	183	0	0	443	435
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	43	19	11	59	0	0	54	78
Cochrane	157	97	39	4	0	0	196	101
Crossfield	2	0	0	0	0	0	2	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	92	74	0	0	0	0	92	74
Calgary CMA	2,330	1,912	2,586	1,138	629	117	5,545	3,167

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
April 2014	20	5.4	93	25.2	104	28.2	57	15.4	95	25.7	369	510,969	648,416
April 2013	20	5.7	78	22.4	91	26.1	38	10.9	121	34.8	348	524,962	631,428
Year-to-date 2014	75	5.1	403	27.5	410	28.0	198	13.5	380	25.9	1,466	507,518	633,585
Year-to-date 2013	127	9.6	364	27.6	323	24.5	162	12.3	342	25.9	1,318	490,227	594,984
Airdrie													
April 2014	8	11.4	13	18.6	40	57.1	8	11.4	1	1.4	70	474,650	476,914
April 2013	14	32.6	20	46.5	5	11.6	2	4.7	2	4.7	43	399,200	411,921
Year-to-date 2014	29	15.3	52	27.5	68	36.0	30	15.9	10	5.3	189	463,600	476,276
Year-to-date 2013	56	27.5	89	43.6	37	18.1	14	6.9	8	3.9	204	398,950	426,126
Beiseker													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Chestermere Lake													
April 2014	1	5.6	1	5.6	7	38.9	6	33.3	3	16.7	18	553,200	547,761
April 2013	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	--	--
Year-to-date 2014	1	2.6	1	2.6	9	23.1	18	46.2	10	25.6	39	589,500	592,586
Year-to-date 2013	0	0.0	2	11.8	5	29.4	6	35.3	4	23.5	17	560,600	570,095
Cochrane													
April 2014	3	10.3	13	44.8	9	31.0	2	6.9	2	6.9	29	439,900	457,848
April 2013	5	21.7	11	47.8	3	13.0	3	13.0	1	4.3	23	371,700	431,867
Year-to-date 2014	17	14.3	34	28.6	35	29.4	22	18.5	11	9.2	119	482,300	485,274
Year-to-date 2013	18	20.7	29	33.3	21	24.1	10	11.5	9	10.3	87	437,800	457,260
Crossfield													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Irricana													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Rocky View County													
April 2014	0	0.0	3	18.8	2	12.5	3	18.8	8	50.0	16	694,700	763,881
April 2013	1	3.6	4	14.3	6	21.4	7	25.0	10	35.7	28	560,150	796,795
Year-to-date 2014	0	0.0	6	7.2	14	16.9	13	15.7	50	60.2	83	749,000	867,510
Year-to-date 2013	1	1.3	14	18.7	15	20.0	15	20.0	30	40.0	75	570,500	721,771
Calgary CMA													
April 2014	32	6.4	123	24.5	162	32.3	76	15.1	109	21.7	502	505,253	613,563
April 2013	40	8.9	114	25.5	106	23.7	52	11.6	135	30.2	447	506,160	609,501
Year-to-date 2014	124	6.5	496	26.1	536	28.2	281	14.8	461	24.3	1,898	510,000	617,631
Year-to-date 2013	203	11.9	498	29.3	401	23.6	207	12.2	393	23.1	1,702	479,875	572,823

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2014

Submarket	April 2014	April 2013	% Change	YTD 2014	YTD 2013	% Change
Calgary City	648,416	631,428	2.7	633,585	594,984	6.5
Airdrie	476,914	411,921	15.8	476,276	426,126	11.8
Beiseker	--	--	n/a	--	--	n/a
Chestermere Lake	547,761	--	n/a	592,586	570,095	3.9
Cochrane	457,848	431,867	6.0	485,274	457,260	6.1
Crossfield	--	--	n/a	--	--	n/a
Irricana	--	--	n/a	--	--	n/a
Rocky View County	763,881	796,795	-4.1	867,510	721,771	20.2
Calgary CMA	613,563	609,501	0.7	617,631	572,823	7.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary
April 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,572	20.2	2,188	3,272	3,428	63.8	418,938	9.5	430,967
	February	2,071	-2.0	2,204	3,476	3,458	63.7	438,755	8.2	435,493
	March	2,631	-0.6	2,346	4,225	3,593	65.3	441,424	7.7	434,876
	April	3,003	10.4	2,463	4,664	3,684	66.9	429,717	3.6	425,080
	May	3,247	8.9	2,501	4,938	3,622	69.1	440,675	2.6	425,338
	June	3,002	6.0	2,541	3,984	3,502	72.6	442,529	4.8	430,677
	July	2,976	18.9	2,623	3,801	3,564	73.6	438,192	7.0	438,190
	August	2,830	28.8	2,778	3,678	3,636	76.4	432,576	8.1	441,255
	September	2,475	20.5	2,667	3,630	3,568	74.7	435,934	8.2	438,998
	October	2,510	19.3	2,663	3,318	3,598	74.0	436,216	4.2	439,781
	November	2,173	18.7	2,645	2,395	3,599	73.5	445,114	7.5	449,273
	December	1,464	9.0	2,334	1,297	3,426	68.1	439,389	4.7	449,530
2014	January	1,802	14.6	2,506	3,174	3,289	76.2	444,153	6.0	456,360
	February	2,363	14.1	2,565	3,508	3,508	73.1	460,338	4.9	455,289
	March	3,170	20.5	2,733	4,398	3,672	74.4	462,994	4.9	454,520
	April	3,348	11.5	2,723	4,981	3,894	69.9	457,509	6.5	453,315
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	6,274	3.4		10,973			434,909	8.1	
	Q1 2014	7,335	16.9		11,080			457,510	5.2	
	YTD 2013	9,277	5.6		15,637			433,228	6.6	
	YTD 2014	10,683	15.2		16,061			457,510	5.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2014

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	99.0	126.3	762	4.9	74.6	1,107
	February	595	3.00	5.24	100.0	127.5	765	5.0	74.8	1,112
	March	590	3.00	5.14	100.3	127.9	762	5.1	74.3	1,120
	April	590	3.00	5.14	100.8	128.5	763	4.7	73.9	1,114
	May	590	3.00	5.14	101.7	129.3	763	4.9	73.8	1,107
	June	590	3.14	5.14	102.2	129.7	765	5.0	73.8	1,102
	July	590	3.14	5.14	102.8	129.6	768	5.2	74.0	1,091
	August	601	3.14	5.34	103.4	129.3	773	4.9	74.0	1,091
	September	601	3.14	5.34	103.9	129.5	781	4.6	74.2	1,095
	October	601	3.14	5.34	104.0	129.4	785	4.5	74.2	1,100
	November	601	3.14	5.34	104.4	129.6	788	4.6	74.3	1,097
	December	601	3.14	5.34	104.5	129.3	791	4.7	74.5	1,080
2014	January	595	3.14	5.24	105.9	130.2	792	4.8	74.4	1,078
	February	595	3.14	5.24	106.9	131.2	792	4.7	74.1	1,087
	March	581	3.14	4.99	107.8	133.8	791	5.0	74.1	1,093
	April	570	3.14	4.79		132.6	788	5.3	73.8	1,099
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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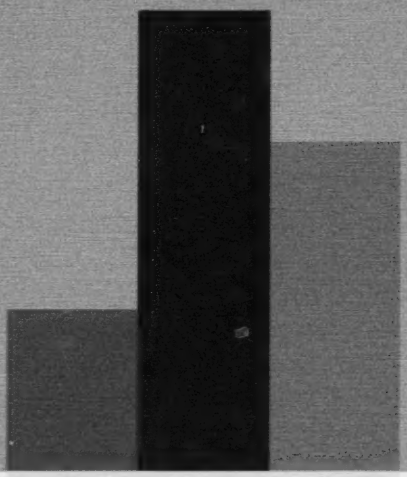

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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